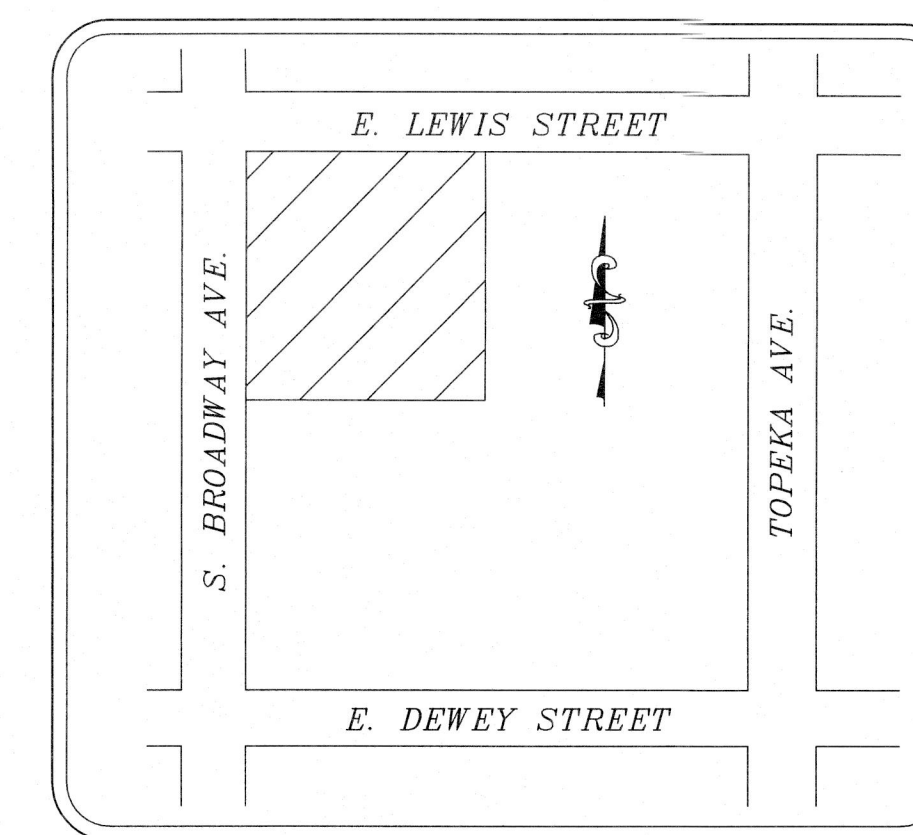


FINAL PLAT OF SONIC ADDITION

A REPLAT of a portion of Lot 1, Fordham's Addition and a portion of the SW 1/4 of Section 21, Township 27 South, Range 1 East
Wichita, Sedgwick County, Kansas



Vicinity Map
Not To Scale



Legend of Symbols & Abbreviations

- Existing Survey Monument (as noted)
- Set "+*" Cut in Concrete (unless otherwise noted)
- Boundary Line
- Dead Line

Flood Note

This property is in no Special Flood Hazard Zone according to Flood Insurance Rate Map, Community Number 20173 C 0365 E, effective date February 2, 2007. Located in Zone "X", areas of 0.2% annual chance flood & areas protected by levees from 1% annual chance flood. FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision.

DESCRIPTION:

(Written by R. Gary Walker, LS 1066, March 10, 2014)
A tract in the Southwest Quarter of Section 21, Township 27 South, Range 1 East of the Sixth Principal Meridian, encompassing a portion of a vacated alley and the North 18.5 feet of Lot 1 in Fordham's Addition to the City of Wichita Sedgwick County, Kansas, being more particularly described as follows: Beginning at the Southwest corner of the North 18.5 feet of Lot 1 Fordham's Addition; thence N 89° 50' 17" E, along the South line of the North 18.5 feet of Lot 1, a distance of 145.17 feet to the Southeast corner thereof; thence N 00° 03' 01" W, along the East line of Lot 1 and the extension thereof, a distance of 200.00 feet to the South right-of-way line of East Lewis Street; thence S 89° 49' 35" W, along said South right-of-way line, a distance of 144.94 feet to the East right-of-way line of South Broadway Avenue; thence S 00° 03' 01" W, along said East right-of-way line, a distance of 199.97 feet to the Point of Beginning. Containing 0.666 acres.
Closure = 1 in 501847

OWNER'S CERTIFICATE:

State of Kansas
County of Wichita
Know all men by these presents that We, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and Block to be known as "Sonic Addition" Wichita, Sedgwick County, Kansas. All easements are hereby dedicated public for locating, constructing and maintaining poles, wires, conduits, water, gas, and sewer pipes or required drainage channels or structures upon the area marked for easements on this plat. S. Broadway Avenue will have limits of access control, as shown. A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to all for the conveyance of stormwater.
Given under my hand in _____

LUONG HA XAY _____ on this ____ day of _____, 20____
HAI THI NGUYEN _____ on this ____ day of _____, 20____
VU THANG N _____ on this ____ day of _____, 20____
TROUNG SON _____ on this ____ day of _____, 20____

NOTARY CERTIFICATE:

State of Kansas
County of Sedgwick
This instrument was acknowledged before me by:
LUONG HA XAY on this ____ day of _____, 20____
HAI THI NGUYEN on this ____ day of _____, 20____
VU THANG N on this ____ day of _____, 20____
TROUNG SON on this ____ day of _____, 20____

Notary Public _____
My Commission Expires _____
WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION CERTIFICATE:

State of Kansas
County of Sedgwick
This plat of Sonic Addition has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission, Wichita, Kansas.
Dated this ____ day of _____, 20____

Don Klausmeyer, MAPC Chair

John L. Schlegel, MAPC Secretary

CERTIFICATE OF MUNICIPAL GOVERNING BODY:

State of Kansas
County of Sedgwick
The plat approval and acceptance of dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 20____.
At the Direction of the City Council

Carl Brewer, Mayor

Karen Sublett, City Clerk

Kelly B. Arnold, County Clerk

CERTIFICATE OF REGISTER OF DEEDS:

State of Kansas
County of Sedgwick
This is to certify that this instrument was filed for record in the Register of Deeds Office at ____ a.m. - p.m. on the ____ day of _____, 20____.

Bill Meek, Register of Deeds

Tanya E. Buckingham, Deputy Register

SURVEY REVIEW:

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 20____.

Tricia L. Robello,
Deputy County Surveyor
Sedgwick County, Kansas

SURVEYOR'S CERTIFICATION:

I, R. Gary Walker, a duly licensed Land Surveyor in the State of Kansas, do hereby certify that this plat was prepared from the notes of an actual on the ground field survey done by me or under my direct supervision on February 24, 2014 and that the information shown hereon is true and correct and meets or exceeds current Kansas Minimum Standards for Boundary Surveys.

R. Gary Walker, LS 1066 3/27/14

CORNERSTONE
Regional Surveying, LLC
Serving Kansas, Missouri & Oklahoma
1921 North Penn, Independence, KS 67301 Ph:620-331-6767

DRAWN BY: DLB	DATE: 3-10-2014	JOB NO. 1-1402047PLAT
CHECKED BY: RGW	REVISION DATE: 3/27/14	REFERENCE JOB NO. N/A
PREPARED FOR: CEI ENGINEERING ASSOCIATES		

FINAL PLAT of SONIC ADDITION
A REPLAT of a portion of Lot 1, Fordham's Add.
& portion of the SW/4 Sec. 21, T27S, R1E
WICHITA, SEDGWICK COUNTY, KANSAS